



City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: March 22, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager *[Signature]*

FROM: Pamela Byrnes-O'Camb, City Clerk *[Signature]*

SUBJECT: Council Bill #R-2005-14 – Protesting property sale by San Bernardino County relating to APN 0292-121-72 (south of the San Timoteo Creek, east of Mt. View Avenue) and APN 0294-031-36 (South Hills, south of Beaumont Avenue, west of the prolongation of Nevada Street)

RECOMMENDATION

It is recommended that the City Council adopt Council Bill #R-2005-14.

BACKGROUND

The Office of the Treasurer-Tax collector posted several parcels to be sold at public auction for delinquent taxes. Two of the parcels lie within Loma Linda's jurisdiction. Both are vacant.

Parcel (a) is a 2.2-acre parcel located on the south side of San Timoteo Creek, east of Mountain View Avenue and is approximately 290 feet in width and 331 feet in length. The delinquent tax amount is \$2,200.

Parcel (b) is a 33-acre parcel located in the easterly South Hills portion of the City north of Beaumont Avenue and west of a prolongation of Nevada Street. The delinquent tax amount is \$163,600.

If the City desires to purchase the properties, a written objection must be submitted to the Office of the Treasurer-Tax collector for consideration by the Board of Supervisors (resolution attached).

ANALYSIS

Both parcels are available for purchase by the City through the Chapter 8 Tax Sale No. 355. The procedure takes place over a period of approximately one year, during which time the property owners have opportunity to redeem their parcels. If the attached resolution is adopted and the sale is consummated, any expenditure would most likely occur in fiscal year 2005-2006, and would therefore be included in that budget process.

It is anticipated that if the parcels are eventually purchased through the tax sale, that Parcel (a) would be utilized for the San Timoteo Creek Habitat Enhancement Project to establish habitat and open space. A portion of the parcel could also be used to extend Juanita Street. Parcel (b) could be utilized for the expansion of the City's Open Space Conservation and Trails Program.

ENVIRONMENTAL

Not applicable at this time.

FINANCIAL IMPACT

Fiscal Year 2005-2006 - \$165,800 plus costs

Attachments: Council Bill #R-2005-14
Map

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA OBJECTING TO THE SALE OF CERTAIN TAX DEEDED PROPERTY WITHIN THE CITY OF LOMA LINDA (APN 0292-121-72 and 0294-031-36- CHAPTER 8, SALE NO: 355)

THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The County Tax Collector has provided the City Clerk with a list of parcels, which have been approved by the Board of Supervisors for sale by public auction for delinquent taxes, which includes parcels located within the City of Loma Linda. The proposed sale is known as Chapter 8, Sale No. 99-1347.

Section 2. Section 3695 of the Revenue and Taxation Code provides that the governing body of any taxing agency may object to said sale if there is a public need for part or all of certain parcels and if the public agency will agree to enter into an agreement with the County to purchase said parcels.

Section 3. The list provided by the County Tax Collector includes parcels required by the Loma Linda Redevelopment Agency for public purposes as set forth in attached Exhibit "A".

Section 4. The City of Loma does hereby file with the County Tax Collector and the Board of Supervisors its formal objection to the sale of the parcel as the parcel is required for public use.

Section 5. The City Council does hereby authorize the City Manager to execute, on behalf of the City, an agreement to purchase said parcels for an amount equal to the back taxes and such other incidental administrative County costs as may be involved.

PASSED, APPROVED AND ADOPTED this 22nd day of March 2005 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

Karen Gaio Hansberger, Mayor

ATTEST:

Pamela Byrnes-O'Camb, City Clerk

EXHIBIT "A"

DESCRIPTION	SALE NUMBER	PURCHASE PRICE
(a) 0292-121-72	355	Approximately \$2,200 (plus costs)
(b) 0294-031-36	355	Approximately \$163,600 (plus costs)

Subject property (a) will be used for the San Timoteo Creek Habitat Enhancement Project to establish habitat and open space and possibly for the extension of Juanita Street.

Subject property (b) will be used for the expansion of the City's Open Space Conservation and Trails Program.